

Arnolds | Keys



Flat 3, Leap House, 4 Cromer Road, Sheringham, NR26 8RP

Price Guide £145,000

- First floor flat
- Lounge/diner
- Bathroom
- No holiday letting permitted
- One double bedroom
- Kitchen
- Leasehold
- Communal gardens

4 Cromer Road, Sheringham NR26 8RP

A first floor flat set with just a short walk to the town centre, beach, rail and bus links. The flat offers a double bedroom, living room, kitchen and bathroom. It is located in a converted Victorian style property of similar flats. This is an ideal first time buyers or investors property with no onward chain.



Council Tax Band: A



COMMUNAL ENTRANCE

Communal entrance door to hallway with light and stairs leading to first floor and private door to the flat.

HALLWAY

Carpet, ceiling light and doors to all rooms.

LOUNGE/DINER

Dual aspect room with views to the front and side. Carpet, two ceiling lights, wall mounted electric heater. Door to storage cupboard.



KITCHEN

Window to the front. There are a range of base units with work surface over, inset single bowl sink unit with mixer tap over. Provision for cooker, and fridge. Door to airing cupboard with shelving. Vinyl flooring and ceiling light.



BATHROOM

Sash style window to the rear. Low level WC, panelled bath, pedestal wash hand basin, wall mounted electric towel rail, ceiling light and vinyl flooring.

DOUBLE BEDROOM

Large sash style window to the rear. carpet and ceiling light.

OUTSIDE

There are communal gardens to the front of the property, all enclosed and has a pathway to the main road, which is just a short walk to the town centre.. This is a leasehold flat and has no parking.

AGENTS NOTE

This is a leasehold property with 982 years remaining. The service charge is £1272 per year. There is mains water and electricity connected. Council band A.

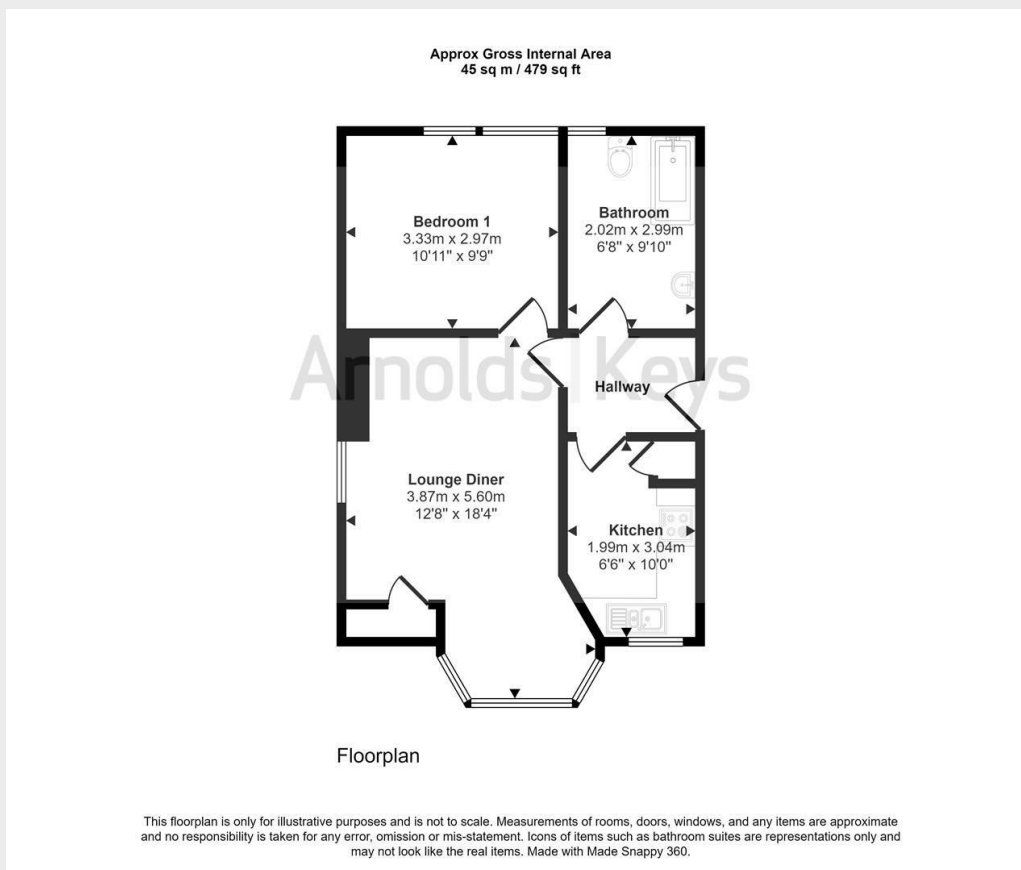


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

